159.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,300 / 661,300
					USE VALUE:	661,300 / 661,300
					ASSESSED:	661,300 / 661,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICARLO PETER J & MARY C
Owner 2:	
Owner 3:	
Street 1:	64 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DICARLO PETER J & MARY C -
Owner 2:	-
Street 1:	64 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7221

NARRATIVE DESCRIPTION

This parcel contains 5,597 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5597.000	249,800		411,500	661,300
Total Card	0.128	249,800		411,500	661,300
Total Parcel	0.128	249,800		411,500	661,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.04 | /Parcel: 492.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105549

GIS Ref

GIS Ref

Insp Date 06/30/18

!12396!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,300	0	5,597.	411,500	660,800	660,800	Year End Roll	12/18/2019
2019	101	FV	216,500	0	5,597.	411,500	628,000	628,000	Year End Roll	1/3/2019
2018	101	FV	215,800	0	5,597.	346,900	562,700	562,700	Year End Roll	12/20/2017
2017	101	FV	215,800	0	5,597.	317,500	533,300	533,300	Year End Roll	1/3/2017
2016	101	FV	215,800	0	5,597.	270,400	486,200	486,200	Year End	1/4/2016
2015	101	FV	202,900	0	5,597.	235,200	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	202,900	0	5,597.	217,500	420,400	420,400	Year End Roll	12/16/2013
2013	101	FV	202,900	0	5,597.	206,900	409,800	409,800		12/13/2012

PRINT

Date	Time
12/11/20	02:29:18

LAST REV

Date	Time
07/31/18	14:58:21

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TENNEY LAURA	30197-496		5/21/1999		296,000	No	No		
SUTER ULRICH/ET	24780-564		8/15/1994		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	105549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2016	84	Alterati	13,000		1/22/2016			family renovation
10/2/2001	735	New Wind	3,000	C				7 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Info At Door	HS	Hanne S
10/15/2008	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
5/20/2000	Meas/Inspect	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
8/19/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5597		Sq. Ft.	Site		0	70.	1.05	7									411,536						411,500	

Total AC/HA: 0.12849 | Total SF/SM: 5597 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,536 | Spl Credit | Total: 411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.07089281
Adj $ / SQ:	151.799
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339443
Depreciation:	89613
Depreciated Total:	249830

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

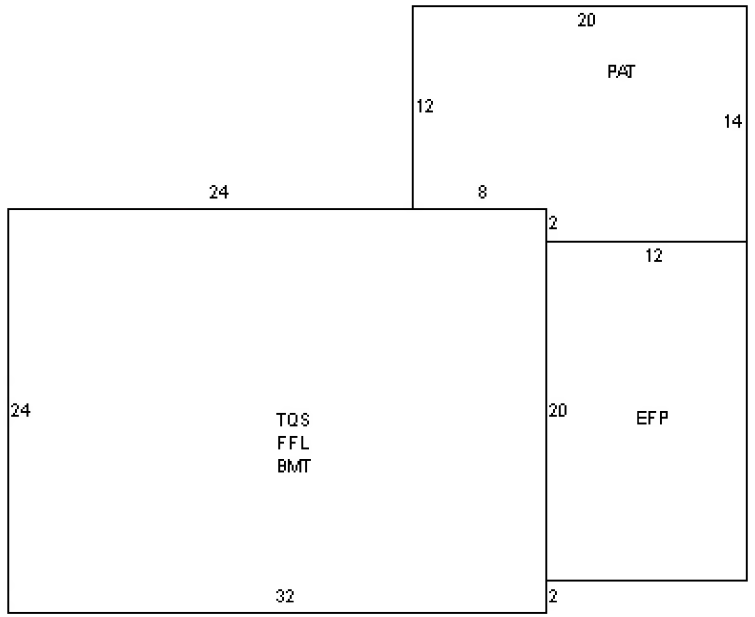
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.80
Special Features:	0	Val/Su Net:	95.49
Final Total:	249800	Val/Su SzAd	185.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.540	34,975
FFL	First Floor	768	151.800	116,582
TQS	3/4 Story	576	151.800	87,436
PAT	Patio	264	3.930	1,038
EFP	Enclos Porch	240	41.300	9,913
	Net Sketched Area:	2,616	Total:	249,944
Size Ad	1344	Gross Are	2808	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc